

## The Honorable James L. Robart

UNITED STATES DISTRICT COURT  
FOR THE WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE

SOUTHREST, INC., a Washington corporation,  
dba The Woodmark; CARILLON  
PROPERTIES, a Washington general  
partnership

**Plaintiffs,**

V.

HYATT HOTELS CORPORATION, a Delaware corporation; DH KIRKLAND MANAGEMENT LLC, a Washington limited liability company; CORALTREE HOSPITALITY GROUP LLC, a California limited liability company,

#### Defendants.

DH KIRKLAND MANAGEMENT LLC.

### Counterclaim Plaintiff,

V.

CARILLON PROPERTIES

### Counterclaim Defendant

STIPULATED PROTECTIVE ORDER - 1  
CASE NO. 2:19-cv-00486-JLR

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1                   **I. PURPOSES AND LIMITATIONS**

2                  Discovery in this action is likely to involve production of confidential, proprietary, or  
3 private information for which special protection may be warranted. Accordingly, the parties  
4 hereby stipulate to and petition the Court to enter the following Stipulated Protective Order. The  
5 parties acknowledge that this agreement is consistent with Local Civil Rule 26(c). It does not  
6 confer blanket protection on all disclosures or responses to discovery; the protection it affords  
7 from public disclosure and use extends only to the limited information or items that are entitled to  
8 confidential treatment under the applicable legal principles, and it does not presumptively entitle  
9 parties to file confidential information under seal.

10                 **II. "CONFIDENTIAL" MATERIAL**

11                 "Confidential" material shall include at least the following documents and tangible things  
12 produced or otherwise exchanged: the Hotel Management Agreement between DH Kirkland  
13 Management LLC ("DKM") and Carillon Properties ("Carillon") ("HMA") and all related  
14 amendments and documents that detail the confidential terms therein, the agreement between  
15 Hyatt Hotels Corporation (or its affiliates) ("Hyatt") acquired the ownership interest in Two  
16 Roads, LLC and all related amendments and documents that detail the confidential terms therein  
17 (including Hyatt's acquisition of the rights to Destination Hotels and Resorts, Inc.'s trade or  
18 service marks) the Transition Services Agreement pursuant to which CoralTree Hospitality Group  
19 LLC ("CoralTree") provides services to DKM under the HMA and all related amendments and  
20 documents that detail the confidential terms therein and confidential financial information relating  
21 to the operation of The Woodmark Hotel or the management activities of any of the parties.

22                 **III. SCOPE**

23                 The protections conferred by this agreement cover not only confidential material (as  
24 defined above), but also (1) any information copied or extracted from confidential material; (2) all  
25 copies, excerpts, summaries, or compilations of confidential material; and (3) any testimony,  
26 conversations, or presentations by parties or their counsel that might reveal confidential material.

1 However, the protections conferred by this agreement do not cover information that is in the  
2 public domain or becomes part of the public domain through trial or otherwise.

3 **IV. ACCESS TO AND USE OF CONFIDENTIAL MATERIAL**

4.1 Basic Principles. A receiving party may use confidential material that is disclosed  
5 or produced by another party or by a non-party in connection with this case only for prosecuting,  
6 defending, or attempting to settle this litigation. Confidential material may be disclosed only to  
7 the categories of persons and under the conditions described in this agreement. Confidential  
8 material must be stored and maintained by a receiving party at a location and in a secure manner  
9 that ensures that access is limited to the persons authorized under this agreement.

10 4.2 Disclosure of "CONFIDENTIAL" Information or Items. Unless otherwise ordered  
11 by the Court or permitted in writing by the designating party, a receiving party may disclose any  
12 confidential material only to:

13 (a) the receiving party's counsel of record in this action, as well as employees  
14 of counsel to whom it is reasonably necessary to disclose the information for this litigation;

15 (b) the officers, directors, and employees (including in-house counsel) of the  
16 receiving party to whom disclosure is reasonably necessary for this litigation, unless a particular  
17 document or material produced is for Attorney's Eyes Only and is so designated (in that case, the  
18 document, or redacted AEO portions thereof, shall be designated as "CONFIDENTIAL  
19 INFORMATION—OUTSIDE ATTORNEY'S EYES ONLY—SUBJECT TO PROTECTIVE  
20 ORDER");

21 (c) experts and consultants to whom disclosure is reasonably necessary for this  
22 litigation and who have signed the "Acknowledgment and Agreement to Be Bound" (Exhibit A);

23 (d) the Court, court personnel, and court reporters and their staff;

24 (e) copy or imaging services retained by counsel to assist in the duplication of  
25 confidential material, provided that counsel for the party retaining the copy or imaging service

1 instructs the service not to disclose any confidential material to third parties and to immediately  
2 return all originals and copies of any confidential material;

3 (f) during their depositions, witnesses in the action to whom disclosure is  
4 reasonably necessary and who have signed the "Acknowledgment and Agreement to Be Bound"  
5 (Exhibit A), unless otherwise agreed by the designating party or ordered by the Court. Pages of  
6 transcribed deposition testimony or exhibits to depositions that reveal confidential material must  
7 be separately bound by the court reporter and may not be disclosed to anyone except as permitted  
8 under this agreement;

9 (g) the author or recipient of a document containing the information or a  
10 custodian or other person who otherwise possessed or knew the information.

11 4.3 Filing Confidential Material. Before filing confidential material or discussing or  
12 referencing such material in court filings, the filing party shall confer with the designating party to  
13 determine whether the designating party will remove the confidential designation, whether the  
14 document can be redacted, or whether a motion to seal or stipulation and proposed order is  
15 warranted. Local Civil Rule 5(g) sets forth the procedures that must be followed and the standards  
16 that will be applied when a party seeks permission from the Court to file material under seal.

## 17 V. DESIGNATING PROTECTED MATERIAL

18 5.1 Exercise of Restraint and Care in Designating Material for Protection. Each party  
19 or non-party that designates information or items for protection under this agreement must take  
20 care to limit any such designation to specific material that qualifies under the appropriate  
21 standards. The designating party must designate for protection only those parts of material,  
22 documents, items, or oral or written communications that qualify, so that other portions of the  
23 material, documents, items, or communications for which protection is not warranted are not  
24 swept unjustifiably within the ambit of this agreement.

25 Mass, indiscriminate, or routinized designations are prohibited. Designations that are  
26 shown to be clearly unjustified or that have been made for an improper purpose (e.g., to

1 unnecessarily encumber or delay the case development process or to impose unnecessary expenses  
2 and burdens on other parties) expose the designating party to sanctions.

3 If it comes to a designating party's attention that information or items that it designated for  
4 protection do not qualify for protection, the designating party must promptly notify all other  
5 parties that it is withdrawing the mistaken designation.

6       5.2      Manner and Timing of Designations. Except as otherwise provided in this  
7 agreement (*see, e.g.*, section 5.2(a) below), or as otherwise stipulated or ordered, disclosure or  
8 discovery material that qualifies for protection under this agreement must be clearly so designated  
9 before or when the material is disclosed or produced.

10                 (a)     Information in documentary form: (*e.g.*, paper or electronic documents and  
11 deposition exhibits, but excluding transcripts of depositions or other pretrial or trial proceedings),  
12 the designating party must affix the word "CONFIDENTIAL" to each page that contains  
13 confidential material. If only a portion or portions of the material on a page qualifies for  
14 protection, the producing party also must clearly identify the protected portion(s) (*e.g.*, by making  
15 appropriate markings in the margins). Unredacted portions of Attorney's Eyes Only materials will  
16 be provided to outside counsel for the requesting party with the production of redacted materials.

17                 (b)     Testimony given in deposition or in other pretrial or trial proceedings: the  
18 parties must identify on the record, during the deposition, hearing, or other proceeding, all  
19 protected testimony, without prejudice to their right to so designate other testimony after  
20 reviewing the transcript. Any party or non-party may, within fifteen days after receiving a  
21 deposition transcript, designate portions of the transcript, or exhibits thereto, as confidential.

22                 (c)     Other tangible items: the producing party must affix in a prominent place  
23 on the exterior of the container or containers in which the information or item is stored the word  
24 "CONFIDENTIAL." If only a portion or portions of the information or item warrant protection,  
25 the producing party, to the extent practicable, shall identify the protected portion(s).

26

STIPULATED PROTECTIVE ORDER - 5  
CASE NO. 2:19-cv-00486-JLR

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1       5.3     Inadvertent Failures to Designate. If timely corrected, an inadvertent failure to  
2 designate qualified information or items does not, standing alone, waive the designating party's  
3 right to secure protection under this agreement for such material. Upon timely correction of a  
4 designation, the receiving party must make reasonable efforts to ensure that the material is treated  
5 in accordance with the provisions of this agreement.

6              **VI. CHALLENGING CONFIDENTIALITY DESIGNATIONS**

7       6.1     Timing of Challenges. Any party or non-party may challenge a designation of  
8 confidentiality at any time. Unless a prompt challenge to a designating party's confidentiality  
9 designation is necessary to avoid foreseeable, substantial unfairness, unnecessary economic  
10 burdens, or a significant disruption or delay of the litigation, a party does not waive its right to  
11 challenge a confidentiality designation by electing not to mount a challenge promptly after the  
12 original designation is disclosed.

13       6.2     Meet and Confer. The parties must make every attempt to resolve any dispute  
14 regarding confidential designations without court involvement. Any motion regarding  
15 confidential designations or for a protective order must include a certification, in the motion or in  
16 a declaration or affidavit, that the movant has engaged in a good faith meet and confer conference  
17 with other affected parties in an effort to resolve the dispute without court action. The  
18 certification must list the date, manner, and participants to the conference. A good faith effort to  
19 confer requires a face-to-face meeting or a telephone conference.

20       6.3     Judicial Intervention. If the parties cannot resolve a challenge without court  
21 intervention, the designating party may file and serve a motion to retain confidentiality under  
22 Local Civil Rule 7 (and in compliance with Local Civil Rule 5(g), if applicable). The burden of  
23 persuasion in any such motion shall be on the designating party. Frivolous challenges, and those  
24 made for an improper purpose (*e.g.*, to harass or impose unnecessary expenses and burdens on  
25 other parties) may expose the challenging party to sanctions. All parties shall continue to maintain  
26 the material in question as confidential until the Court rules on the challenge.

1                   **VII. PROTECTED MATERIAL SUBPOENAED OR ORDERED PRODUCED IN  
2                   OTHER LITIGATION**

3                   If a party is served with a subpoena or a court order issued in other litigation that compels  
4                   disclosure of any information or items designated in this action as "CONFIDENTIAL," that party  
must:

5                   (a) promptly notify the designating party in writing and include a copy of the  
6                   subpoena or court order;

7                   (b) promptly notify in writing the party who caused the subpoena or order to  
8                   issue in the other litigation that some or all of the material covered by the subpoena or order is  
9                   subject to this agreement. Such notification shall include a copy of this agreement; and

10                  (c) cooperate with respect to all reasonable procedures sought to be pursued by  
11                  the designating party whose confidential material may be affected.

12                  **VIII. UNAUTHORIZED DISCLOSURE OF PROTECTED MATERIAL**

13                  If a receiving party learns that, by inadvertence or otherwise, it has disclosed confidential  
14                  material to any person or in any circumstance not authorized under this agreement, the receiving  
15                  party must immediately (a) notify in writing the designating party of the unauthorized disclosures,  
16                  (b) use its best efforts to retrieve all unauthorized copies of the protected material, (c) inform the  
17                  person or persons to whom unauthorized disclosures were made of all the terms of this agreement,  
18                  and (d) request that such person or persons execute the "Acknowledgment and Agreement to Be  
19                  Bound" that is attached hereto as Exhibit A.

20                  **IX. INADVERTENT PRODUCTION OF PRIVILEGED OR OTHERWISE  
21                  PROTECTED MATERIAL**

22                  When a producing party gives notice to receiving parties that certain inadvertently  
23                  produced material is subject to a claim of privilege or other protection, the obligations of the  
24                  receiving parties are those set forth in Federal Rule of Civil Procedure 26(b)(5)(B). This provision  
is not intended to modify whatever procedure may be established in an e-discovery order or

1 agreement that provides for production without prior privilege review. The Parties agree to the  
2 entry of a non-waiver order under Fed. R. Evid. 502(d) as set forth herein.

3 **X. NONTERMINATION AND RETURN OF DOCUMENTS**

4 Within 60 days after the termination of this action, including all appeals, each receiving  
5 party must return all confidential material to the producing party, including all copies, extracts and  
6 summaries thereof. Alternatively, the parties may agree upon appropriate methods of destruction.

7 Notwithstanding this provision, counsel are entitled to retain one archival copy of all  
8 documents filed with the Court, trial, deposition, and hearing transcripts, correspondence,  
9 deposition and trial exhibits, expert reports, attorney work product, and consultant and expert  
10 work product, even if such materials contain confidential material.

11 The confidentiality obligations imposed by this agreement shall remain in effect until a  
12 designating party agrees otherwise in writing or a court orders otherwise.

1 IT IS SO STIPULATED, THROUGH COUNSEL OF RECORD.

2 DATED this 26th day of June, 2019.

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9  
10 *Attorneys for Defendant CoralTree Hospitality  
Group LLC*

11 ORDER  
12

13 PURSUANT TO STIPULATION, IT IS SO ORDERED.  
14

15 IT IS FURTHER ORDERED that pursuant to Fed. R. Evid. 502(d), the production of any  
16 documents in this proceeding shall not, for the purposes of this proceeding or any other  
17 proceeding in any other court, constitute a waiver by the producing party of any privilege  
applicable to those documents, including the attorney-client privilege, attorney work-product  
protection, or any other privilege or protection recognized by law.

18 DATED this 1<sup>st</sup> day of July, 2019.

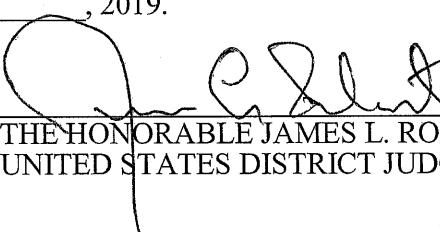
19  
20   
21 THE HONORABLE JAMES L. ROBART  
22 UNITED STATES DISTRICT JUDGE  
23  
24  
25  
26

EXHIBIT A

ACKNOWLEDGMENT AND AGREEMENT TO BE BOUND

I, \_\_\_\_\_ [print or type full name], of \_\_\_\_\_  
[print or type full address], declare under penalty of perjury that I have read in its entirety and  
understand the Stipulated Protective Order that was issued by the United States District Court for  
the Western District of Washington on \_\_\_\_\_ [date] in the case of *Southrest Inc. v.*  
*Hyatt Hotels Corporation, et al.*, Case No. 2:19-cv-00486-JLR. I agree to comply with and to be  
bound by all the terms of this Stipulated Protective Order and I understand and acknowledge that  
failure to so comply could expose me to sanctions and punishment in the nature of contempt. I  
solemnly promise that I will not disclose in any manner any information or item that is subject to  
this Stipulated Protective Order to any person or entity except in strict compliance with the  
provisions of this Order.

I further agree to submit to the jurisdiction of the United States District Court for the  
Western District of Washington for the purpose of enforcing the terms of this Stipulated Protective  
Order, even if such enforcement proceedings occur after termination of this action.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(City and State where sworn and signed)

\_\_\_\_\_  
(Dated)